

April 4, 2017
Village of Hammondspport
Planning Board Meeting

Present: Chairman David Oliver, Members: Lew Hall, Joe Luppino, Jon Lowin, Alternate Lorraine Manelis. Absent: Paul Martuscello
Others Present: Rachel Treichler, Melanie Collins, Kevin Collins, Ron Leonard, Cindy Tallo, Jim Keena, Chris Bianco

Chairman Oliver called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

Jon Lowin made a motion seconded by Joe Luppino to approve the February 28, 2018 Planning Board minutes.

Public Hearing on Site Plan Application 2018-8 submitted by Ronald Leonard Keuka Lakeside Inn, 24 Water Street Hammondspport. The applicant is seeking approval to construct a 2-story structure approximately 40 feet by 25 feet adjacent to the east end of the Keuka Lakeside Inn.

Chairman Oliver opened the hearing for public comment.

Attorney Rachel Treichler, representing Carole Foster commented that there is a problem with the Site Plan because the project extends into an easement with the Village of Hammondspport and an easement with Carole Foster. The Village easement is for the Village water line and Ms. Foster's easement refers to her driveway easement.

Planning Board member asked Attorney Treichler if Ms. Foster will still have access to her property and she stated that she is speaking about the easement issue.

Planning Board Chairman asked the public if there were any more comments or questions. With no more comments, he stated that the only issues brought up were with the project being constructed within the Village of Hammondspport easement and Carole Foster easement.

With no further comments from the public Chairman Oliver closed the public hearing at 7:10 p.m.

Lew Hall discussed the easement issues regarding the village waterline and Carole Foster's access to her property. He suggested that Mr. Leonard take the Village easement issue to the Village Board of Trustees.

The easement with Carole Foster is not a Village issue but should be cleared up before the Planning Board can make a decision.

Lew Hall made a motion seconded by Joe Luppino that the Planning Board cannot move forward on the Site Plan Application 2018-8 until the Easement with the Village of Hammondspport and Carole Foster are resolved.

ROLL CALL VOTE: David Oliver – Aye
 Lew Hall – Aye
 Jon Lowin – Aye
 Joe Luppino – Aye
 Lorraine Manelis – Aye

Application 2018-14, submitted by Melanie Collins, Cider Creek Hard Cider. Applicant is proposing to open a Commercial Tasting Room at 49 and 51 Shethar Street. No production will be done on site. They have a Farm Cidery License which allows for 5 satellite locations for tasting. A few interior alterations will be done. The distance from the Presbyterian Church is not an issue with the Farm Cidery License and also allows for tasting of other NYS wines, beers and liquor.

The courtyard at 51 Shethar will not be utilized at this time. They would like tables on the front sidewalk. The Clerk will give them an application for serving alcohol at outdoor tables for approval by the Village Board.

Small food items will be served such cheese plates and cider donuts. Hours of operation will be 7 days a week noon to 9:00 p.m. offseason, the hours will be cut back.

An application for a sign has been submitted for approval to the Zoning Officer.

Zoning Officer report was received and states that it is an intensification of use for but with 51 Shethar not utilized this is not an issue for 49 Shethar. Food items will be regulated by the NYS Department of Health and NYS Building & Fire Code will determine occupancy.

Lorraine Manelis made a motion seconded by Joe Luppino, RESOLVED, that Pursuant to 96-14 of the Village code, it is the decision of the Planning board to hereby waive any further review of Application 2018-14 submitted by Melanie Collins, Cider Creek Cidery to operate a Commercial tasting room at 49 Shethar Street, Hammondsport.

ROLL CALL VOTE: David Oliver – Aye
 Lew Hall – Aye
 Lorraine Manelis – Aye
 Joe Luppino – Aye
 Jon Lowin - Aye

The Board discussed the Village Comprehensive Plan and the need to work on getting it updated.

With no further business before the Planning board, Joe Luppino made a motion seconded by Jon Lowin to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

Lela Martuscello
Village Clerk-Treasurer